

**CITY OF TUCSON
DEVELOPMENT STANDARD NO. 1-05.0
DEVELOPMENT REVIEW FEE SCHEDULE**

- 1-05.1.0 GENERAL**
 - 1-05.2.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT (PDSD) FEES**
 - 1-05.3.0 CHANGE OF ZONING FEES**
 - 1-05.4.0 ZONING REVIEW FEES**
 - 1-05.5.0 APPEAL FEES**
 - 1-05.6.0 PRIVATE IMPROVEMENT FEES**
 - 1-05.7.0 SIGN REVIEW AND PERMIT FEES**
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1-05.1.0 GENERAL

- 1.1 Purpose. The purpose of this Standard is to establish appropriate fees which are assessed by the City for development of land within the City of Tucson.
- 1.2 Definitions. None.
- 1.3 Policy. The Tucson Code authorizes the City Manager to establish fees with approval by the Mayor and Council. Under Mayor and Council policy, each City of Tucson fee was approved after public hearing.
- 1.4 General, Applicable to All Fees.
 - A. All fees are collected at the time the application is filed.
 - B. All fees are payable to the City of Tucson.
 - C. Planning and Development Services Department Zoning fees may be waived for a governmental agency by the City Manager.
 - D. Any request to vary, waive, or appeal a Planning and Development Services Department fee (other than Zoning fees) is decided by the Mayor and Council.

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1-05.2.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT (PDSD) FEES

2.1 Community Design Review Committee (CDRC) Fees.

A. Development Plan Review for Change of Zoning:

Acres ¹	Fee
0.00 to 2.00	\$825.00
2.01 to 10.00	\$1,375.00 plus \$110.00 per acre
10.01 to 50.00	\$2,750.00 plus \$82.50 per acre
50.01 or greater	\$5,500.00 plus \$55.00 per acre

¹ Calculation to include the entire site area rounded to the nearest one-tenth (1/10) of an acre.

B. Development Plan Review for Annexation or as required by Recorded Subdivision Plat

Acres ¹	Fee
0.00 to 2.00	\$825.00
2.01 to 10.00	\$1,375.00 plus \$110.00 per acre
10.01 to 50.00	\$2,750.00 plus \$82.50 per acre
50.01 or greater	\$5,500.00 plus \$55.00 per acre

¹ Calculation to include the entire site area rounded to the nearest one-tenth (1/10) of an acre.

C. Planned Area Development (PAD) Zone Review Fee
..... Platting fees per Section 1-05.2.1.D.1

D. Subdivision Plat Review – Tentative and Final Plats.

1. For all subdivision platting processes:

Acres ¹	Fee
0.00 to 2.00	\$1,100.00
2.01 to 10.00	\$1,650.00 plus \$110.00 per acre
10.01 to 50.00	\$2,750.00 plus \$82.50 per acre
50.01 or greater	\$5,500.00 plus \$55.00 per acre

¹ Calculation to include the entire site area rounded to the nearest one-tenth (1/10) of an acre.

2. When the application is for the platting of a cemetery, the review fee is \$750.00 each for tentative and final plats.

E. Request to Modify a Development Standard Requirement \$660.00

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- F. Archive Fee (applied to all applications submitted)
.....\$16.50 or 1% of the total filing fee, whichever is greater

2.2 Site Plan Review Fees.

Site plan review fees are assessed according to the following schedule:

Acres ¹	Fee
0.00 to 2.00	\$825.00
2.01 to 10.00	\$1,375.00 plus \$110.00 per acre
10.01 to 50.00	\$2,750.00 plus \$82.50 per acre
50.01 or greater	\$5,500.00 plus \$55.00 per acre

¹ Calculation to include the entire site area rounded to the nearest one-tenth (1/10) of an acre.

2.3 Building Plan Review and Permit Fees.

A. Building Plan Review Fees.

1. Building plan review fees and deferred submittal fees per 2006 IBC Amendments Section 108.53.1 are 65% of the building permit fee for commercial buildings.
2. Building plan review fees and deferred submittal fees per 2006 IBC Amendments Section 108.53.1 are 50% of the building permit fee for residential buildings (Group R-3 and U Occupancies.)
3. Model building plan review fees (for Group R-3 or U Occupancies or Swimming Pools) is 50% of the building permit fees plus \$23.00 for each additional exterior design elevation. The plan review fee for each subsequent use of this model plan within 12 months of model plan approval will not exceed \$55.00.
4. No plan review fees for electrical, mechanical, and plumbing work will be charged when application for all permits (building, electrical, mechanical, and plumbing) are made in one application.

B. Building Permit Fees.

Table 3-1 -- BUILDING PERMIT FEES

Total Valuation	Fee
\$1.00 to \$500.00	\$28.60
\$500.01 to \$2,000.00	\$28.60 for the first \$500.00, plus \$3.63 for each additional \$100.00, or fraction thereof, to and including \$2,000.00

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B. Building Permit Fees.

Table 3-1 -- BUILDING PERMIT FEES (cont'd)

Total Valuation	Fee
\$2,000.01 to \$25,000.00	\$83.60 for the first \$2,000.00, plus \$16.50 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,000.01 to \$50,000.00	\$467.50 for the first \$25,000.00, plus \$12.10 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,000.01 to \$100,000.00	\$770.00 for the first \$50,000.00, plus \$8.80 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,000.01 to \$500,000.00	\$1,210 for the first \$100,000.00, plus \$6.60 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,000.01 to \$1,000,000.00	\$3,850 for the first \$500,000.00, plus \$5.61 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,000.01 and above	\$6,765.00 for the first \$1,000,000.00, plus \$4.51 for each additional \$1,000.00, or fraction thereof

C. Other Inspections and Fees.

Inspection	Fee
Inspections outside of normal business hours (minimum charge – 2 hours)	\$59.40 *
Reinspection fees assessed under provisions of 2006 IBC Amendment 108.5.2	\$59.40 *
Inspections for which no fee is specifically indicated (minimum charge – ½ hour)	\$59.40 *
Additional plan review required by changes, additions, or revisions to plans (minimum charge – ½ hour)	\$59.40 *
For use of outside consultants for plan checking and inspections, or both	Actual Costs **
Housing Code compliance inspections under provision of Section 16-27 of The Neighborhood Protection Ordinance, each	\$95.70

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* Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, and hourly wages and fringe benefits of the employees involved.

** Actual costs include administrative and overhead costs.

2.4 Electrical Plan Review and Permit Fees.

A. Electrical Plan Review Fees.

The plan review fee for electrical permits is 25% of the total electrical permit fee.

B. Electrical Permit Fees.

TABLE 3-B -- ELECTRICAL PERMIT FEES

Permit Issuance

1. For the issuance of each electrical permit..... \$28.60
2. For the issuance of each supplemental permit for which the original permit has not expired, been cancelled, or finaled \$8.80

System Fee Schedule

(Note: The following do not include permit-issuance fee.)

1. New Residential Buildings

The following fees shall include all wiring and electrical equipment in or on each building or other electrical equipment on the same premises constructed at the same time.

Multifamily. For new multifamily buildings (apartments and condominiums) having three or more dwelling units constructed at the same time, not including the area of garages, carports, and accessory buildings, per square foot (0.09 m²) \$0.061

Single- and two-family. For new single- and two-family residential buildings constructed at the same time, not including the area of garages, carports, and accessory buildings, per square foot (0.09 m²)..... \$0.067

For other types of residential occupancies and for alternations, additions and modifications to existing residential buildings, use the Unit Fee Schedule.

2. Private Swimming Pools

For new private, in-ground swimming pools for single-family and multifamily occupancies, including a complete system of necessary branch circuit wiring, bonding, grounding, under-water lighting, water pumping, and other similar electrical equipment directly related to the operation of a swimming pool, each pool
.....\$59.40 *

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3. Carnivals and Circuses

Carnivals, circuses, or other traveling shows or exhibitions utilizing transportable-type rides, booths, displays and attractions.

For electrical generators and electrically driven rides, each . \$28.60

For mechanically driven rides and walk-through attractions or displays having electric lighting, each \$8.80

For permanently installed rides, booths, displays and attractions.
..... See Unit Fee Schedule

4. Temporary Power Service

For a temporary service pole or pedestal, including all pole or pedestal-mounted receptacle outlets and appurtenances, each
..... \$28.60

For a temporary distribution system and temporary lighting and receptacle outlets for construction sites, decorative lights, Christmas tree sales lots, fireworks stands, etc., each..... \$14.30

Unit Fee Schedule

(Note: The following do not include permit-issuance fee.)

1. Receptacle, Switch, and Light Outlets

For receptacle, switch, light, or other outlets at which current is used or controlled, except services, feeds, and meters:

First 20 fixtures, each \$1.32

Additional fixtures, each..... \$0.88

Note: For multioutlet assemblies, each 5 feet (1,524 mm) or fraction thereof may be considered as one outlet.

2. Lighting Fixtures

For lighting fixtures, sockets, or other lamp-holding devices:

First 20 fixtures, each \$1.32

Additional fixtures, each..... \$0.88

For pole or platform-mounted lighting fixtures, each \$1.32

For theatrical –type lighting fixtures or assemblies, each \$1.32

3. Residential Appliances

For fixed residential appliances or receptacle outlets for same, including wall-mounted electric ovens; counter-mounted cooking tops; electric ranges; self-contained room, console, or through-wall

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air conditioners; space heaters; food waste grinders; dishwashers; washing machines; water heaters; clothes dryers; or other motor-operated appliances not exceeding 1 horsepower (HP) (746W) in rating, each..... \$5.50

Note: For other types of air conditioners and other motor-driver appliances having larger electrical ratings, see Power Apparatus.

4. Nonresidential Appliances

For nonresidential appliances and self-contained factory-wired nonresidential appliances not exceeding 1 horsepower (HP), kilowatt (kW), or kilovolt-ampere (kVA), in rating, including medical and dental devices; food, beverage, and ice cream cabinets; illuminated show cases; drinking fountains; vending machines; laundry machines; or other similar types of equipment, each \$5.50

Note: For other types of air conditioners and other motor-driver appliances having larger electrical ratings, see Power Apparatus.

5. Power Apparatus

For motors, generators, transformers, rectifiers, synchronous converters, capacitors, industrial heating, air conditioners and heat pumps, cooking or baking equipment, and other apparatus, as follows:

Rating in horsepower (HP), kilowatts (kW) , kilovolt-amperes (kVA), or kilovolt amperes-reactive (kVAR):

Up to and including 1, each \$5.50

Over 1 and not over 10, each \$14.30

Over 10 and not over 50, each..... \$29.70

Over 50 and not over 100, each..... \$59.40

Over 100, each \$89.10

Notes:

- a. For equipment or appliances having more than one motor, transformer, heater, etc., the sum of the combined ratings may be used.
- b. These fees include all switches, circuit breakers, contactors, thermostats, relays and other directly related control equipment.

6. Busways

For trolley and plug-in type busways, each 100 feet (30480mm) or fraction thereof..... \$8.80

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Note: An additional fee is required for lighting fixtures, motors, and other appliances that are connected to trolley and plug-in type busways. A fee is not required for portable tools.

7. Signs, Outline Lighting, and Marquees

For signs, outline lighting systems, or marquees supplied from one branch circuit, each..... \$29.70

For additional branch circuits within the same sign, outline lighting systems, or marquee, each..... \$5.50

8. Services

For services of 600 volts or less and not over 200 amperes in rating, each
..... \$36.30

For services of 600 volts or less and over 200 amperes 1,000 amperes in rating, each \$74.80

For services over 600 volts or over 1,000 amperes in rating, each
..... \$149.60

9. Miscellaneous Apparatus, Conduits and Conductors

For electrical apparatus, conduits and conductors for which a permit is required but for which no fee is herein set forth \$22.00

Note: This fee is not applicable when a fee is paid for one or more services, outlets, fixtures, appliances, power apparatus, busways, signs or other equipment.

C. Other Inspections and Fees.

1. Inspections outside of normal business hours, per hour (minimum charge – two hours)\$59.40 *

2. Reinspection fees assessed under provisions of Section 305.8, per inspection\$59.40 *

3. Inspections for which no fee is specifically indicated, per hour (minimum charge – one half hour)\$59.40 *

4. Additional plan review required by changes, additions, or revisions to plans for which an initial review has been completed (minimum charge – one half hour).....\$59.40 *

* Or the total hourly cost to the jurisdiction, whichever is greatest. This cost shall include supervision, overhead, equipment and hourly wages and fringe benefits of the employees involved.

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2.5 Mechanical Plan Review and Permit Fees.

- A. Mechanical Plan Review Fees. The plan review fee for mechanical permits is 25% of the total mechanical permit fee.
- B. Mechanical Permit Fees.

TABLE 3-C -- MECHANICAL PERMIT FEES

Permit Issuance and Heaters

1. For the issuance of each mechanical permit \$28.60
2. For issuing each supplemental permit for which the original permit has not expired, been canceled, or finalized \$8.80

Unit Fee Schedule

(Note: The following do not include permit issuance fees.)

1. Furnaces

For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance, up to and including 100,000 Btu/h (29.3kW) \$17.60

For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance over 100,000 Btu/h (29.3kW) \$22.00

For the installation or relocation of each suspended heater, recessed wall heater or floor-mounted unit heater \$17.60

For the installation or relocation of each suspended heater, recessed wall heater or floor-mounted unit heater \$17.60

2. Appliance Vents

For the installation, relocation, or replacement of each appliance vent installed and not included in an appliance permit \$8.80

3. Repairs or Additions

For the repair of, alternation of, or addition to each heating appliance, refrigeration, cooling unit, absorption unit, or each heating, cooling, absorption or evaporative cooling system, including installation of controls regulated by the Mechanical Code \$16.50

4. Boilers, Compressors, and Absorption Systems

For the installation or relocation of each boiler or compressor to and including 3 horsepower (10.6 kW) or each absorption system to and including 100,000 Btu/h (29.3 kW) \$17.60

For the installation or relocation of each boiler or compressor over 3 horsepower (10.6 kW) to and including 15 horsepower (52.7 kW) or

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- each absorption system over 100,000 Btu/h (29.3 kW) to and including 500,000 Btu/h (146.6 kW) \$33.00
- For the installation or relocation of each boiler or compressor over 15 horsepower (52.7 kW) to and including 30 horsepower (105.5 kW) or each absorption system over 500,000 Btu/h (146.6 kW) to and including 1,000,000 Btu/h (293.1 kW) \$45.10
- For the installation or relocation of each boiler or compressor over 30 horsepower (105.5 kW) to and including 50 horsepower (175 kW) or each absorption system over 1,000,000 Btu/h (293.1 kW) to and including 1,750,000 Btu/h (512.9 kW) \$67.10
- For the installation or relocation of each boiler or compressor over 50 horsepower (176 kW) or each absorption system over 1,750,000 Btu/h (512.9 kW)..... \$110.00
5. Air Handlers
- For each air-handling unit to and including 10,000 cubic feet per minute (cfm) (4719 L/s), including ducts attached thereto \$13.20
- For each air-handling unit over 10,000 cfm (4719L/s).....\$22.00
- Note: This fee does not apply to an air-handling unit which is a portion of a factory-assembled appliance, cooling unit, evaporative cooler or absorption unit for which a permit is required elsewhere in the Mechanical Code.
6. Evaporative Coolers
- For each evaporative cooler other than portable type \$13.20
7. Ventilation and Exhaust
- For each ventilation fan connected to a single duct..... \$8.80
- For each ventilation system which is not a portion of any heating or air-conditioning system authorized by a permit \$13.20
- For the installation of each hood which is served by mechanical exhaust, including the ducts for such hood \$13.20
8. Incinerators
- For the installation or relocation of each domestic-type incinerator \$22.00
- For the installation or relocation of each commercial or industrial-type incinerator \$17.60
9. Miscellaneous
- For each appliance or piece of equipment regulated by the Mechanical Code but not classed in other appliance categories or for which no other fee is listed in the table \$13.20

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C. Other Inspections and Fees

1. Inspections outside of normal business hours, per hour (minimum charge – two hours)\$59.40 *
2. Reinspection fees assessed under provisions of Section 305.8, per inspection\$59.40 *
3. Inspections for which no fee is specifically indicated, per hour (minimum charge – one half hour)\$59.40 *
4. Additional plan review required by changes, additions, or revisions to plans or to plans for which an initial review has been completed (minimum charge – one half hour)\$59.40 *

* Or the total hourly cost to the jurisdiction, whichever is greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

2.6 Plumbing Plan Review and Permit Fees.

A. Plumbing Plan Review Fees.

The plan review fee for plumbing permits is 25% of the total plumbing permit fee.

B. Plumbing Permit Fees.

TABLE 3-D -- PLUMBING PERMIT FEES

Permit Issuance

1. For the issuance of each plumbing permit \$28.60
2. For issuing each supplemental permit for which the original permit has not expired, been canceled, or finalized..... \$8.80

Unit Fee Schedule

(Note: The following do not include permit issuance fees.)

1. Fixtures and Vents

For each plumbing fixture or trap or set of fixtures on one trap (including water, drainage piping, and backflow protection thereof) \$12.10

For repair or alteration of drainage or vent piping, each fixture\$5.50

2. Sewers, Disposal Systems and Interceptors

For each building sewer and each trailer park sewer \$29.70

For each cesspool \$45.10

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	For each private sewage disposal system	\$89.10
	For each industrial waste pretreatment interceptor, including its trap and vent, excepting kitchen-type grease interceptors functioning as fixture traps.....	\$24.20
	Rainwater system – per drain (inside building).....	\$12.10
3.	Water Piping and Water Heaters	
	For installation, alteration, or repair of water piping or water-treating equipment, or both, each	\$5.50
	For each water heater including vent	\$14.30
	For vents only, see Table 3-C	
4.	Gas Piping Systems	
	For each gas piping system of one to five outlets	\$7.70
	For each additional outlet over five, each.....	\$1.32
5.	Lawn Sprinklers, Vacuum Breakers and Backflow Protection Devices	
	For each lawn sprinkler system on any one meter, including backflow protection devices thereof	\$17.60
	For atmospheric-type vacuum breakers or backflow protection devices not included in item 1.	
	1 to 5 devices	\$14.30
	Over 5 devices, each	\$2.64
	2 inches (50.8mm) and smaller.....	\$14.30
	Over 2 inches (50.8mm)	\$29.70
6.	Swimming Pools	
	For each swimming pool or spa:	
	Public pool.....	\$110.00
	Public spa.....	\$72.60
	Private pool.....	\$72.60
	Private spa	\$36.30
7.	Miscellaneous	
	For each appliance or piece of equipment of regulated by the Plumbing Code but not classed in other appliance categories or for which no other fee is listed in this code.....	\$12.10

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C. Other Inspections and Fees

1. Inspections outside of normal business hours, per hour (minimum charge – two hours)\$59.40 *
2. Reinspection fees assessed under provisions of Section 305.8, per inspection\$59.40 *
3. Inspections for which no fee is specifically indicated, per hour (minimum charge – one half hour)\$59.40 *
4. Additional plan review required by changes, additions, or revisions to plans or to plans for which an initial review has been completed (minimum charge – one half hour)\$59.40 *

* Or the total hourly cost to the jurisdiction, whichever is greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

2.7 Grading Plan Review and Permit Fees.

- A. First Review: Per sheet (twenty-four (24) by thirty six (36) inches (includes one back check).....\$201.30
- B. Additional Plan review required by changes, additions or revisions to plans or to plans for which an initial review and one back-check has been completed.....\$59.40*

* Or the total hourly cost to the jurisdiction, whichever is greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

C. TABLE 3-D -- GRADING PERMIT FEES ¹

Area	Fee
1 to 1,000 cubic yards	\$88.00 for the first 100 cubic yards, plus \$33.00 for each additional 100 cubic yards or fraction thereof
1,001 to 10,000 cubic yards	\$385.00 for the first 1,000 cubic yards, plus \$33.00 for each additional 1,000 cubic yards or fraction thereof
10,001 to 100,000 cubic yards	\$682.00 for the first 10,000 cubic yards, plus \$132.00 for each additional 10,000 cubic yards or fraction thereof
100,001 cubic yards or more	\$1,870.00 for the first 100,000 cubic yards, plus \$132.00 for each additional 100,000 cubic yards or fraction thereof

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Valuation Based Permit Option

Valuation	Fee
\$500,000.01 to \$1,000,000.00	\$3,850.00 for the first \$500,000.00 plus \$5.61 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00
\$1,000,000.01 and up	\$6,765.00 for the first \$1,000,000.00 plus \$4.51 for each additional \$1,000.00 or fraction thereof

D. Other Grading Inspections and Fees

1. Inspections outside of normal business hours, per hour (minimum charge – two hours) \$59.40 *
2. Reinspection fees assessed under provisions of Section 305.8, per inspection \$59.40 *
3. Inspections for which no fee is specifically indicated, per hour (minimum charge – one half hour) \$59.40 *

¹ The fee for a grading permit authorizing additional work to that under a valid permit shall be the difference between the fee paid for the original permit and the fee shown for the entire project.

* Or the total hourly cost to the jurisdiction, whichever is greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

2.8 Manufactured Home (HM) and Recreational Vehicle (RV) Space Fees.

A. Residential

MH units on permanent foundation, each foundation, plan check fee \$50.60

B. Manufactured Commercial and Industrial Buildings

Valuation is calculated as for a site built structure on installation value, and fees are in accordance with Sec. 1-05.2.3, Sec. 1-05.2.4 and Sec. 1-05.2.6

C. Other Inspections and Feessee Sec. 1-05.2.3C

2.9 Demolition Permit Fees.

..... Same as Building Permit Fees

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- 2.10 Swimming Pool and Spa Plan Review and Permit Fees
..... Same as Building Plan Review and Permit Fees
- 2.11 Solar Permit Fees
..... Same as Building Permit Fees
- 2.12 Fire Sprinkler Plan Review and Permit Fees
..... Same as Building Plan Review and Permit Fees
- 2.13 Wall and Fence Plan Review and Permit Fees
..... Same as Building Plan Review and Permit Fees
- 2.14 Fire Alarm Plan Review and Permit Fees
..... Same as Building Plan Review and Fees
..... (Does not include electrical permits, if applicable)
- 2.15 Tent and Canopy Plan Review and Permit Fees
- A. Tent and Canopy Plan Review Fees
1. If occupancy type is M-1 50% of permit fee
2. If occupancy type is other than M-1 65% of permit fee
- B. Tent and Canopy Permit Fees
- Same as building permit fees based on valuations in table below.

Size	Square Footage	Canopy Valuation	Tent Valuation
20 x 20	400	No Building Permit Required	Minimum \$679.80
20 x 40	800	No Building Permit Required	Minimum \$679.80
30 x 30	900	Minimum \$679.80	Minimum \$679.80
30 x 50	1,500	Minimum \$679.80	Minimum \$679.80
40 x 40	1,600	\$815.76	\$1,060.51
40 x 60	2,400	\$815.76	\$1,060.51
60 x 60	3,600	\$2,219.58	\$2,480.17

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Size	Square Footage	Canopy Valuation	Tent Valuation
60 x 80	4,800	\$2,219.58	\$2,480.17
60 x 100	6,000	\$2,219.58	\$2,480.17
100 x 100	10,000	\$4,758.60	\$5,166.48

Note: Fees in the table above do not include applicable electrical fees.

2.16 Installation and Removal Fees for Gasoline, Fuel or Other Tanks

A. Installation

Mechanical Permit..... \$28.60
plus
For each tank installed \$119.90

B. Removal

1 tank (\$1,000 valuation)..... \$46.20
2 tanks (\$1,500 valuation) \$64.90
3 tanks (\$2,000 valuation) \$85.60
4-5 tanks (\$2,500 - \$3,000 valuation) \$101.00

Please contact the Planning and Development Services Department (PDSD) for fees for the removal of more than five (5) tanks.

2.17 PROTECTED DEVELOPMENT RIGHT PLAN FEES

A. Non-phased Development Review

Fee.....\$550.00
(Application Fee + 30% of the original development review fee paid)

B. Phased Development Review

Fee.....\$550.00
(Application Fee + 50% of the original development review fee paid)

Note: In no instance shall the application and percentage fee for a PDR request exceed the amount of the original development review fee.

2.18 Administrative Fees.

A. *Plant Registration Fees.* Every applicant for registration will pay a fee at the time of filing.

For plants under 1,000,000 square feet\$1,123.10
For plants over 1,000,000 square feet\$2,246.20

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- B. *Building Official Appeal Filing Fee.*
Every applicant will pay a nonrefundable fee when filing of.....\$132.00
- C. *Board of Appeals Filing Fee.*
Every applicant will pay a non-refundable fee when filing.....\$264.00
- D. *Certificate of Occupancy Fee.* Every Certificate of Occupancy issued for an address which has not had a permit issued pursuant to Chapter 3 of the Building Safety Administrative Code within the preceding 360 days requires a fee.....\$66.00
- E. *Temporary Certificate of Occupancy Fee*\$500.00
- F. *Expedited Project Review Fee*.....200% of standard review fee
- G. *Archive Fee*.....\$16.50

2.19 Miscellaneous Fees.

- A. *Copy and Print Charges.*
1. Photocopy.....One Copy.....\$1.10
Additional Copies.....\$0.28
 2. Blue Line Reproduction Fee.....\$1.65 per page
 3. E-Plans.....\$4.95 per sheet
 4. 16mm film.....\$1.65 per copy
 5. 33mm film.....\$2.20 per copy

B. *Advanced Payment Account*

1. (APA) Processing In Person..... \$0.55
2. (APA) Processing – Telephone or Fax request.....\$4.95
3. (APA) Mail Fee.....\$1.65

Computer Generated Reports

- Standard Weekly Report, each.....\$27.50
Standard Monthly Report, each\$44.00
Standard Yearly Report, each\$220.00
Customization or analysis of report information, per hour.....\$55.00
(1 hour minimum fee)

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1-05.3.0 CHANGE OF ZONING FEES

3.1 General, Applicable to all Fees

- A. All fees are collected at the time the application is filed.
- B. All fees are payable to the City of Tucson.
- C. PDSD zoning fees may be waived for a governmental agency by the City Manager.
- D. Any request to vary, waive, or appeal a PDSD fee is decided by the Mayor and Council.
- E. Requests by potential applicants for notification lists for the various review procedures, for their private use, shall be accompanied by a fee which is assessed according to the following schedule. If the list was requested prior to the filing of an official application for a Development Services review process, which requires public notification, the notification fee will not be charged at the time of application provided the list is less than thirty (30) days old at the time of application.

Notification area surrounding the subject site \$220.00
- F. Applications for all reviews, except Home Occupation – Day Care, shall include payment of an Archive Fee
.....\$16.50, or 1% of the total filing fee, which is greater
- G. In calculating fees which are based on acreage, the acreage is to be rounded off to the nearest hundredth of an acre.
- H. Variable Fees. In the fee schedule, when a fee amount is listed as variable, please call the Planning Development Services Department at 791-5550 for the current fee. These fees are listed as variable, because they can vary from case to case or because they are fees paid to an outside vendor. For example:
 - 1. Current Aerial Photograph Fee. This fee is based on an annual contract with a private aerial photography firm.
 - 2. Legal Advertisement. This fee covers the cost of advertisement in a newspaper of general circulation and is dependent upon the amount charged by the outside vendor.
 - 3. Ordinance Display Ad or Resolution Display Ad. This fee covers the cost of publishing the ordinance or resolution in a newspaper of general circulation, should the ordinance or resolution be adopted.

- 3.2 Change of Zoning – Initial Application.** Change of zoning applications require payment of a fee which includes the staff review fee, current aerial photo fee, Zoning Examiner public hearing fee, ordinance display ad fee and archive fee. On change of zoning requests to multiple zones, the staff review fee is calculated separately for each requested zone. Those amounts derived by the separate calculations are then added together, and the sum is the required fee.

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Change of Zoning

A. Staff Review. Change of Zoning to:

SR, RX-1, RX-2, IR, RH, SH	0 – 30 acres	\$880.00 plus \$110.00 per acre
Greater than	30 acres	\$1,650.00 plus \$82.50 per acre
R-1, MH-1, P, O-1	0 – 30 acres	\$2,200.00 plus \$192.50 per acre
Greater than	30 acres	\$3,025.00 plus \$165.00 per acre
R-2, MH-2, RV, O-2, NC, RVC	0 – 30 acres	\$2,750.00 plus \$275.00 per acre
Greater than	30 acres	\$4,400.00 plus \$220.00 per acre
R-3, O-3, C-1, MU	0 – 30 acres	\$3,575.00 plus \$330.00 per acre
Greater than	30 acres	\$5,225.00 plus \$275.00 per acre
C-2, C-3, OCR-1, OCR-2, PI, I-1, I-2	0 – 30 acres	\$4,400.00 plus \$660.00 per acre
Greater than	30 acres	\$7,700.00 plus \$550.00 per acre
Planned Area Development Zone (PAD)		\$22,000.00 plus \$220.00 per acre

- B. Current Aerial Photograph – for all Zones Variable
- C. Zoning Examiner Public Hearing Fee for all zones includes the following:
1. Legal Advertisement Variable
 2. Notification of Property Owners around Project Site \$220.00
- D. Ordinance Display Add. All adopted change of zoning ordinances are required to be published in a newspaper of general circulation. To cover that cost, change of zoning applications are to include the payment of a fee as follows:
- For all Zones Variable
- E. Archive Fee \$16.50

3.3 Change of Zoning Fees – Time Extension Request. A request to extend the time period that is required for complying with conditions of change of zoning requires payment of a fee as follows:

A. No hearing required.....
The fee is equal to 33% of the staff review fee that would be required for a new change of zoning case under the current fee schedule.

B. Hearing required
The fee is equal to 75% of the staff review fee that would be required for a new change of zoning case under the current fee schedule, plus

1. Current aerial photograph..... Variable

2. Legal advertisement Variable

3. Notification of Property Owners around project site, for all zones
..... \$220.00

4. Archive fee \$16.50

3.4 Change of Zoning Fees – Change to a Request (including the PAD Zone). A request to amend the concept plan which was submitted as part of a change of zoning application, the conditions of change of zoning, or the approved development plan shall include payment of fees as follows:

A. Minor Change, Planning and Development Services Director Decision, to a change in zoning Concept Plan, change of zoning Condition, and/or Approved change of zoning Development Plan/Subdivision Plat.

Staff Review..... \$825.00

B. Minor Change, Mayor and Council Decision to a change of zoning Concept Plan, change of zoning Condition, and/or Approved Development Plan/Subdivision Plat.

1. Staff Review \$1,100.00

2. Current aerial photograph..... Variable

3. Notification of Property Owners around project site \$220.00

4. Archive fee \$16.50

C. Major Change, Mayor and Council Decision to a change of zoning Concept Plan, change of zoning Condition, and/or Approved change of zoning Development Plan/Subdivision Plat requiring a Public Hearing.

1. Staff Review
Fees are equal to the staff review fees for a new change of zoning under the current fee schedule.

2. Current aerial photograph..... Variable

3. Legal advertisement Variable

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- 4. Notification of Property Owners around project site \$220.00
- 5. Archive fee \$16.50
- D. Change of zoning Request Remanded, by the Mayor and Council, to the Zoning Examiner for a new Public Hearing.....
Payment of a fee equal to the staff review fee and public hearing fee that would be necessary for a new change of zoning under the current fee schedule is required.

3.5 Change of Zoning Fees – Request for Rehearing or Continued Hearing. A request by the applicant for a new change of zoning hearing or for a delay in an advertised hearing (which necessitates readvertising) requires payment of a new public hearing fee as listed for the Zoning Examiner Public Hearing, including the legal advertisement and notification fees.

3.6 Change of Zoning – Refunds on Applications. Fees, or portions thereof, which are paid as part of the change of zoning application, are refunded when an application is withdrawn as follows:

Status of Case	Amount of Change of Zoning Fee Refund
Minimal Amount of Staff Review (within 20 days of application)	100% of the staff review fee, the Zoning Examiner public hearing fee, and the ordinance display ad fee, if ad was not published
After Staff Review	60% of the staff review fee, 100% of the Zoning Examiner public hearing fee, and 100% of the ordinance display ad fee
After Staff Report but prior to Public Hearing Ad	40% of the staff review fee, 100% of Zoning Examiner public hearing fee, and 100% of the ordinance display ad fee
After Public Hearing Ad but prior to Public Hearing	25% of the staff review fee and 100% of the ordinance display ad fee
After Zoning Examiner Public Hearing	100% of the ordinance display ad fee

3.7 Plan Amendment Fees. Requests to amend adopted plan policies applicable to a specific site require payment of a fee which includes the staff review fee, public hearing fee, resolution display ad fee and archive fee as follows:

- A. Staff review
\$550.00 or 40% of the staff review fee that would be required for a change of zoning case under the current fee schedule, whichever is greater.

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- B. Public Hearing
 - 1. Legal Advertisement:
 - a. Neighborhood or area plan amendment (two hearings) Variable
 - b. General Plan amendment (three hearings)..... Variable
 - 2. Notification of Property Owners and Neighborhood Associations shall be to one of the following:
 - a. Neighborhood or area plan amendment – notification of affected neighborhood associations and property owners within 300' of amendment site Variable
 - b. General Plan amendment – Notification of all registered neighborhood associations..... Variable
- C. Resolution Display Ad Variable
- D. Archive Fee.....\$16.50 or 1% of total filing fee, whichever is greater
- E. Appeal of PDSD Director Decision on a Plan Amendment \$0

1-05.4.0 ZONING REVIEW FEES

4.1 Board of Adjustment (B/A) Fees.

- A. Variances Involving Construction. Application for variances involving construction require payment of a fee. The fee shall include the staff review fee, legal advertisement fee, notification fee and archive fee.
 - 1. Staff Review
 - a. Residential projects (Single Family, Duplex) \$220.00
 - b. Non-residential projects (3-4 Family and above, Commercial, Industrial) \$660.00
 - 2. Legal Advertisement Variable
 - 3. Notification of Property Owners around Project Site \$220.00
 - 4. Archive fee \$16.50
- B. Variances Not Involving Construction. Applications for variances not involving construction, and Appeals of Zoning Administrator determinations require payment of a fee. The fee shall include the staff review fee, legal advertisement fee, notification fee and archive fee.
 - 1. Staff Review \$330.00
 - 2. Legal Advertisement Variable

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- 3. Notification of Property Owners around Project Site \$220.00
 - 4. Archive fee \$16.50
 - C. Request for Continuance or Rehearing. Each request granted for continuance or rehearing of a matter not initiated by the Board requires payment of a fee which includes the following:
 - 1. Legal Advertisement Variable
 - 2. Notification of Property Owners around Project Site \$220.00
 - D. General Application on Board of Adjustment Fees.
 - 1. More than one variance may be requested in the same application for the same fee.
 - 2. No fee, or portion thereof, is refundable after a case has been advertised and notice mailed to property owners.
- 4.2 Design Development Option (DDO) Fees.
- A. Residential Development
 - 1. Single Yard Modification
 - a. per single-family lot, attached or detached unit \$176.00
 - b. Notification to Property Owners around project site \$82.50
 - c. Each multifamily unit for which a modification is requested \$352.00
 - d. Notification to Property Owners around project site \$82.50
 - 2. Multiple Yard Modification
 - a. Per single-family lot, attached or detached unit \$246.40
 - b. Notification to Property Owners around project site \$82.50
 - c. Each multifamily unit for which a modification is requested \$352.00
 - d. Notification to Property Owners around project site \$82.50
 - B. Nonresidential Development
 - 1. Single Yard Modification. Per single nonresidential structure on one lot..... \$176.00
 - a. Notification to Property Owners around project site \$82.50

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- 2. Multiple Yard Modification. Per single nonresidential structure on one lot..... \$246.40
 - a. Notification to Property Owners around project site \$82.50
- C. Wall and Fence Height Modification, per Lot \$220.00
 - 1. Notification to Property Owners around project site \$82.50
- D. DDO Landscape, Screening and Parking Modifications (Applications pursuant to LUC Sec. 5.3.5)
 - 1. Staff Review \$330.00
 - 2. Archive Fee \$16.50 or 1% of the filing fee, whichever is greater
- 4.3 Substitution of Nonconforming Use (SNU) Fees.
 - A. If Hearing is Not Required \$352.00
 - B. If Hearing is Required.....
75% of what the staff review fee for a change of zoning would be if this were a change of zoning to the applicable zone that is normally needed for the proposed use, plus
 - 1. Current Aerial Photograph Variable
 - 2. Legal Advertisement Variable
 - 3. Notification of Property Owners around project site \$220.00
 - 4. Archive fee \$16.50
- 4.4 Temporary Use Permit (TUP) Fee.
 - A. Residential \$88.00
 - B. Nonresidential \$176.00
 - C. Appeal of Decision to the Board of Adjustment:
 - 1. Staff Review \$220.00
 - 2. Legal Advertisement Variable
 - 3. Notification of Property Owners around project site \$220.00
 - 4. Archive fee \$16.50

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4.5 Special Exception Land Use Fees. There are three types of Special Exception Land Use processes. Payment of fees for each process is as follows:

- A. PDSD Director Decision. The required fee includes payment of the staff review fee, notification fee and archive fee:
 - 1. Staff Review \$275.00
 - 2. Notification of Property Owners around project site \$220.00
 - 3. Archive fee \$16.50
- B. Zoning Examiner Decision. The required fee includes payment of the staff review fee, current aerial photo fee, legal advertisement fee, notification fee and archive fee:
 - 1. Staff Review
The fee is equal to 75% of what would be required for a change of zoning request based on the zoning of the property.
 - 2. Current Aerial Photograph fee Variable
 - 3. Legal Advertisement Variable
 - 4. Notification of Property Owners around project site \$220.00
 - 5. Archive fee \$16.50
- C. Mayor and Council Decision. The required fee includes payment of the staff review fee, current aerial photo fee, legal advertisement fee, notification fee and archive fee:
 - 1. Staff Review
The fee is equal to what would be required for a change of zoning request based on the zoning of the property.
 - 2. Current Aerial Photograph fee Variable
 - 3. Legal Advertisement Variable
 - 4. Notification of Property Owners around project site \$220.00
 - 5. Archive fee \$16.50

4.6 Hillside Development Zone (HDZ), Scenic Corridor Zone (SCZ), Environmental Resource Zone (ERZ) and Watercourse Amenities, Safety and Habitat (WASH) Review Fees.

- A. Staff Review \$330.00
- B. Notification to Property Owners Variable
- C. Appeal of Decision to Mayor and Council \$192.50
plus

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- 1. Notification to Property Owners around project site \$220.00
- 2. Archive fee \$16.50
- D. Public Hearing (if required by Mayor and Council) for Consideration of Appeal:
 - 1. Legal Advertisement..... Variable
 - 2. Notification to Property Owners around project site \$220.00
 - 3. Archive fee \$16.50
- 4.7 Historic Preservation Zone (HPZ) Review Fee.
 - A. Minor Review, including Demolition Applications for Intrusions \$110.00
 - B. Historic Preservation Zone Review..... \$176.00
 - C. Demolition Applications Decided by the PDSD Director \$176.00
 - D. Demolition Applications and Any Other Applications Decided by Mayor and Council:
 - 1. Staff Review \$550.00
 - 2. Public Hearing Fee includes the following:
 - a. Legal Advertisement Variable
 - b. Notification of Property Owners around project site \$220.00
 - E. Appeal of PDSD Director Decision \$176.00
 - F. Archive fee \$16.50
- 4.8 Landscape Plan Review Fee...... \$200.00
- 4.9 Development Review Board (DRB) Fee.
Applications Requiring DRB Review, with the Exception of Project Design Option Applications \$176.00
- 4.10 Day Care – Home Occupation (except Child Care).
Application fee \$176.00
- 4.11 Certification of Zoning.
Fee \$148.50

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4.12 Confirmation on Nonconforming Use.

Fee \$220.00

4.13 Optional Dispute Resolution Process.

Fee Subject to current City Contract

1-05.5.0 APPEAL FEES

5.1 Appeal of Decision to the Board of Adjustment.

1. Staff Review Fee.....Variable
2. Legal Advertisement..... Variable
3. Notification as Required \$220.00
4. Archive Fee.....\$16.50

5.2 Appeal of Decision to Mayor and Council.

1. Staff Review Fee.....Variable
2. Legal Advertisement..... Variable
3. Notification as Required \$220.00
4. Archive Fee.....\$16.50

1-05.6.0 PRIVATE IMPROVEMENT FEES

- 6.1 Applications for Private Improvement Agreements shall pay a fee of five percent (5%) of the estimated cost of the improvement as certified by the engineer or record for the applicant provided that the estimated cost is accepted and approved by PDSD. The fee for a Private Improvement Agreement shall be paid prior to final approval of the agreement by the City.

1-05.7.0 SIGN REVIEW AND PERMIT FEES

7.1 Sign Permit Fees: The following fees shall be charged:

- A. Banners, across the street, per banner.....\$34.38

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- B. Banners, building and curbside:
1. Seasonal and festive, per banner.....\$6.88
not to exceed.....\$412.50
 2. Annual, per banner.....\$13.75
not to exceed.....\$412.50
 3. Applicants shall pay an annual fee of 50% of the original fee.
- C. Grand opening package
1. Banners, per banner.....\$34.38
 2. Pennants, per each 10-day period.....\$68.75
 3. Balloon, per day.....\$17.16
- Events sponsored by charitable organizations for the primary purpose of fund raising are exempt from the fee provisions of this section.
- D. Billboards:
1. Up to and including 72 square feet.....\$137.50
 2. Over 72 square feet.....\$412.50
- E. Courtyard and mall signs: Signs inside malls and courtyards shall pay 80% of the permit fee. The area of signs inside malls and courtyards does not count against otherwise allowable signage area.
- F. All other signs:
- Up to and including 6 square feet.....\$13.75
- Over 6 to and including 25 square feet.....\$27.50
- Over 25 to and including 50 square feet.....\$51.59
- Over 50 to and including 75 square feet.....\$68.75
- Over 75 to and including 100 square feet.....\$103.13
- Over 100 to and including 150 square feet.....\$137.50
- Over 150 to and including 200 square feet.....\$171.88
- Over 200 to and including 250 square feet.....\$206.25
- Over 250 to and including 300 square feet.....\$275.00
- Over 300 square feet.....\$343.75
- G. Electrical permit fee in accordance with the Administrative Code:
An electrical permit must be obtained for any interior fixed, stationary, or portable self-contained, electrically illuminated utilization with designs, words or symbols designed to convey information or attract attention. Re: N.E.C. article 600-36. (Ord. No. 6867, 2-2-88).
- H. Portable sign.....\$27.50
- 7.2 Plan Check Fee: The plan check fee is 50% of the sign permit fee for each sign. Applicants who make revisions to an approved permit will pay the appropriate plan check fees for the revisions based on the sign area of the revised sign.

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- 7.3 Expiration of Application. Applications for which no permit is issued within 180 days following the date of application shall expire by limitation, and plans and other data submitted for review may thereafter be returned to the applicant or destroyed by the Planning and Development Services Department. The PDSD Director may extend the time for action by the applicant for a period not exceeding 180 days upon request by the applicant showing that circumstances beyond the control of the applicant have prevented action from being taken. No application shall be extended more than once. Where an application has expired, a new application must be submitted along with a new plan check fee. The plan check fee is 50% of the sign permit fee.
- 7.4 Annual Sign Regulation Fee. The sign regulation fee is charged for all attached and detached signs.
- A. Off-site signs: Twenty-six dollars (\$27.50) per premises plus eighteen cents (\$0.20) per square foot for all signage on the premises.
 - B. On-site signs: Thirteen dollars (\$14.30) per premises plus twelve cents (\$0.13) per square foot for all signage on the premises.
 - C. Portable signs, each, per year.....\$110.00
- 7.5 Sign Recovery Fee:
- A. A sign removed by PDSD pursuant to the provisions of this Chapter 3, Tucson Code, shall be held not less than thirty (30) days, during which period it may be recovered by the owner upon paying the City for the costs of removal and storage and upon payment of any fine imposed pursuant to this Chapter 3, Tucson Code.
 - B. If not recovered within the 30-day period, the sign is declared abandoned, and the title shall vest in the City.
 - C. The recovery and storage fees are in addition to any penalty for the violation necessitating removal, and recovery of the sign does not abrogate the penalty.
 - 1. Sign recovery fee, per sign.....\$13.75
 - 2. Storage fee:
 - Signs 10 square feet or less, per day.....\$0.66
 - Signs over 10 square feet, per day.....\$1.38
- 7.6 Repair Permit: Twenty-five percent (25%) of the sign permit fee.
- 7.7 Change of Copy Fee: Twenty-five percent (25%) of the sign permit fee. Change of copy is defined in Sec. 3-11 of the Sign Code.
- 7.8 Blanket Real Estate Fee:
- A. General. This type of blanket permit allows display of real estate for sale or lease signs and real estate directional signs without the need to obtain sign permits or pay sign fees for each individual sign. Per broker or responsible party office location, per year.....\$55.00
 - B. Exemption. Neither the blanket real estate sign fee nor any other fee established by Section 3-24 shall be charged for either of the following:
 - 1. An owner/occupant's display of real estate for sale or lease signs and real estate directional signs for the sale or lease of a residential unit on property where no more than four (4) residential units are located. For purposes of

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this subparagraph, an "owner/occupant" is a natural person who both owns and occupies one of the residential units on the property that is the subject of the real estate for sale or lease signs and real estate directional signs.

2. An owner/occupant's display of real estate for sale or lease and real estate directional signs for the sale of a single-family residence. For purposes of this subparagraph, an "owner/occupant" is a natural person who both owns and occupies, or occupied for a period of at least one year immediately prior to sign placement, the single-family residence that is the subject of the real estate for sale or lease and real estate directional signs.

- C. Exception. The exemption provided for in Development Standard 1.05.7.8.B shall not apply to a real estate agent or broker acting on behalf of the owner/occupant.

- D. Blanket Real Estate Construction Fee, per year
for each entity related to a construction project.....\$110.00
This blanket fee allows an entity involved in the construction industry to place an on-site sign identifying, but not limited to, the name or names of the contractors responsible for construction, reconstruction or demolition of the project where the sign is located. The name of the development may also be on this sign.

- 7.9 Re-inspection Fee.....\$59.40*
A re-inspection fee may be assessed for an inspection or re-inspection as provided in Sec. 3-22.E.

*Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead equipment, and hourly wages and fringe benefits of the employees involved.

7.10 Fees Imposed for Failure to Obtain Permits

- A. When any sign is erected, placed, installed or otherwise established on any property prior to obtaining permits as required by Chapter 3, Tucson Code, the specified fees shall be doubled. The payment of such fee shall not relieve any person from complying with other provisions of this Sign Code or from any other prescribed penalties.
- B. A change of copy on a legal or a nonconforming sign without first obtaining a sign permit will pay full sign permit fees.

7.11 Refund of Fees.

- A. The Sign Code Administrator may authorize the refunding of any fee paid hereunder that was erroneously paid or collected.
- B. The Sign Code Administrator may authorize the refunding of not more than eighty percent (80%) of the permit fee paid when no work has been done under a permit issued in accordance with this Sign Code.
- C. The PDSD Director may authorize the refunding of not more than eighty percent (80%) of the plan check fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before a site review or any plan reviewing is done.

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- D. The Sign Code Administrator shall not authorize the refunding of any fee paid except upon written application filed by the original permittee not later than 180 days after the date of fee payment.
- E. No refund of application fees or annual sign regulation fees will be given under any circumstances for portable signs.

7.12 Renewal Fee\$27.50
Prior to extending the permit, the Sign Code Administrator may require plans to be reexamined and/or on-site inspections to be made, the cost of which will be paid by the applicant requesting the extension of the permit.

7.13 Variance and Appeal Fees

- A. Sign Code Variance application fee.....\$220.00
- B. Sign Code Administrator appeal fee.....\$110.00
- C. Archive Fee.....\$16.50